

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Nell Linda Poppenheimer, by and through Carolyn P. Mears, her Conservator, Grantor, and Andrew D. Coffman and Jamie L. Coffman, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of Mississippi, and more particularly described as follows, to-wit:

Lot 39, Section A Revised, Churchwood Estates Subdivision, in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12 Page 45 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Carolyn P. Mears was appointed Conservator of Nell Linda Poppenheimer, pursuant to Cause Number 02-11-1577M in the Chancery Court of DeSoto County, Mississippi, with specific directions related to conveying the aforementioned real estate pursuant to court order entered on the 10th day of March, 2003.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

F:\USERS\Melissa\803108\Warranty Deed.wpd

STATE MS - DESOTO CO. *AS*

MAR 11 4 10 PM '03

BK 439 PG 589
W.E. DAVIS CH. CLK.

1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 10th day of March, 2003.

Carolyn P. Mears, Conservator
Carolyn P. Mears, Conservator for Nell Linda Poppenheimer

STATE OF MISSISSIPPI
COUNTY OF DESOTO

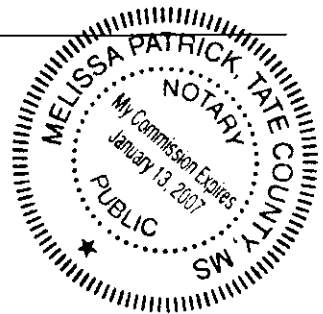
THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Carolyn P. Mears, who acknowledged that she is the duly appointed Conservator for Nell Linda Poppenheimer, and that in said representative capacity she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned after having been duly authorized so to do.

GIVEN under my hand and official seal on this the 10th day of March, 2003.

Melissa Patrick
NOTARY PUBLIC

(SEAL)

My Commission Expires: 1-13-2007



BK0439PG0591

ADDRESS OF GRANTOR:

4765 Jessica Drive
Southaven, MS 38672
Home: 662-893-0652
Work: 662-90-344-3107

ADDRESS OF GRANTEE:

1584 Tissington
Horn Lake, MS 38637
Home: 662-890-6390
Work: N/A

PREPARED BY AND RETURN TO:

HOLCOMB DUNBAR, P.A.

P. O. BOX 190

SOUTHAVEN, MS 38671-0190

(662) 349-0664

FILE# 803108/MLP